Exhibit A



### Fauquier County Department of Community Development 40 Culpeper St., 3rd Floor

Warrenton, VA. 20186

(540) 347-8660 FAX (540) 341-3444

### www.faugulercounty.gov

### Land Development Application

PF	OJECT DESCRIPTION		•	Ca	ase Number: 20TA05-LE-001									
Pro	ect Name/Subdivision Name: BEA	LET	ON ANIMAL FARME	Peri	714 Zo 0 Phase:									
Pro	perty Address: 1/47/ King			50	N, VA 22712									
	(If no address, give location with closest cross street identified)													
Purpose of Request: Text amendment Acreage: 24,05 Total Lots:														
Mag	isterial District: LFK		Service District:	Current Zoning:										
İs pi	operty in an Agricultural and Forestal Distr	ict?	☐ Yes ☐ No If Yes, w	hich c	district?									
Paro	cel Identification Number(s) (PIN):	88	38-27-1435	,										
			CHECK ALL THAT APPLY											
	Administrative Subdivision		Floodplain Determination Letter		Street Name Change									
	Administrative Variance		Floodplain Study		Street Plan ( for private streets)									
	Agricultural and Forestal District		Infrastructure Improvement		Street Signs									
	Bond Estimate Review		Land Disturbing Permit		Subdivision Ordinance Text Amendment									
	Bond Extension		Large Lot Subdivision		Subdivision Potential									
	Bond Reduction		Major Site Plan		Supplemental Land Disturbing Request									
	Bond Release		Minor Site Plan		Survey									
	Boundary Line Adjustment		Plat of Vacation		SWM/BMP Review									
	Comprehensive Compliance Review		Preliminary Plat		Telecommunication Site Plan									
	Comprehensive Plan Amendment		Private Pond Review		Telecommunication Special Exception									
	Construction Plan Review		Re-subdivision		Type 1 Solis Report									
	Easement Plat -		Rezoning		Wetland Mitigation Bank									
	E&S Control Reinspection		Road Resolution Street Acceptance		Zoning Appeal									
	Family Transfer		Special Exception, Cat#	×	Zoning Ordinance Text Amendment									
	Final Plat		Special Permit, Cat #	Zoning Variance										
	Amendment of:		Resubmission of:		Walver of:									
					Page 1 01 3									



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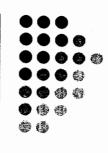
All Current	Owners: (Attach additional page 2, if more than 2 owners,	}	_	. ^	
Name:	KUTA GURESHI	Name:	ALI	QURESHi	
Company:		Company:			
	11471 KINGS HILL ROAD			KINGS HILL	ROAD
	BEALETON State: VA ZIP: 227/2			ON State: VA	
			540 439		X:
Mobile:					V
			703 201		11 -044
Email.	BEALERN P. AOL. COM	Emaii.	DEACE	JON & 40	L. 2014
All Current	Applicants: (Attach additional page 2, if more than 2 applicants	cents)			
·Name:	RUTA QURESHI	Name:	ALI	QURESMI	
Company:	TOTAL DIOLOGIA	Company:			
, ,	11471 Kings Hice NO AD		11471	KINGS Hic	1 ROAD
	BEALLY State: VA ZIP: 227/2			State: VA	
	540 439 2205 FAX:		540 43		X: <u> </u>
Mobile:			703 20		w
				ETON E	4-04-14-1
Linasi.	BEALETON @ AOL-LOM	- Filati.	<u> </u>	CION E	TUC.COMA
Representa	ative:				
Name:	•				
Company:					
• -					
AUULBES.					
Address:	State: 7ID:				•
City:	State: ZiP:				• 10
City: Phone:	State: ZIP:				
City: Phone: Mobile:					
City: Phone: Mobile: Email:					
City: Phone: Mobile:					
City: Phone: Mobile: Email: Email:		Il requested informations in the processed, yo	nation is prov u must make	vided and the corr a written request	rect fees are submitte t for reimbursement,
City: Phone: Mobile: Email: Email: Please note: Fees are dep	Application will be accepted for official review when a posited upon receipt. If the application is rejected and a	not processed, yo	nation is prov u must make	rided and the corr a written request	rect fees are submitte t for reimbursement,
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# **Bealeton Animal Farm**

(Work Session Discussion with County Planning Commission)
November 18, 2004

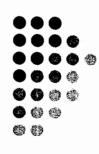
Ruta Qureshi & Ali Qureshi 11471 Kings Hill Road Bealeton, VA 22712 Phone – 540-439-2205 E-mail: bealeton@aol.com





- Objective
  - To establish a family-oriented animal farm that features a petting zoo providing an "up-close and personal experience".
- Proposed Farm Location
  - Kings Hill Road (Rte 657) within close proximity to the intersection of Rte 29 & Rte 28. The property is zoned agricultural and consists of 24.05 acres.
- Principals
   Ali & Ruta Qureshi





### **Ruta Qureshi**

- Uniquely qualified and experienced to run the day to day operations of the business. Currently manager at the Leesburg Animal Park responsible for daily operations.
- Supervision of a staff of 9 that consists of zookeepers, cashiers, and maintenance personnel.
- Spokesperson for the park and featured in:
  - Loudoun Times Mirror
  - Washington Post Loudoun Magazine
  - ABC Channel 7 "Good Morning Washington"
  - Fox Channel 5 "Fox 5 News"
- Member of the following organizations:
  - Wildlife Conservation Society
  - World Wildlife Fund (WWF)
  - Aquarium & Zoo Facilities Association
  - American Association of Zookeeper's Inc.
  - Association of Zoological Horticulture

# **Qualifications and Experience**

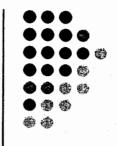


### Ali Qureshi

- Over 15 years experience in business development and marketing.
- Currently financial advisor with UBS specializing in providing solutions to corporate and institutional customers on wealth management issues.
- Primarily responsible for:
  - Business operations
  - Marketing and Public Relations
  - Development of the farm.

## **Key Features**

- Petting Area
- Pony Rides
- Hayrides
- Educational Activities
- Butterfly Garden
- Children's Play Area
- Two tier contact area
- Bunny Run
- Retail Shop
- Cashiers Booth
- Handicapped Accessible
- Adequate Parking Facilities



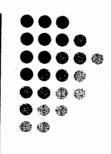
# **Proposed Animals**

- Phase 1
  - Chickens
  - Goats
  - Sheep
  - Ducks
  - Donkeys
  - Turkeys
  - Rabbits
  - Pigs
  - Cows
  - Ponies
- Phase 2
  - Macaws
  - Pheasants
  - Llamas
  - Water Buffalo
  - Emu
  - Peacock

## **Key Issues**

- USDA Licensed & Regulated
  - Regular Unannounced On-site inspections
  - Security and Perimeter Fencing
  - Animal Safety & Hygiene
  - Record keeping & Medical Care
  - Consulting Veterinarian
  - Placement & Size of Animal Housing
- Compliant With County Regulations & Zoning Ordinances
- Hygiene & Sanitation
  - Adequate Hand washing Facilities
  - Waterless Hand Sanitizers
  - Bathroom Facilities
  - Family Comfort Station

# Key Issues (cont.)



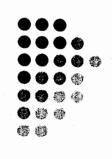
### **Pasture Management**

- Establish & maintain forages to prevent erosion, weed invasion, & livestock damage
- Rotational grazing
- Subdivided paddocks with laneways
- Number of animals matched to number of areas and available forage
- Type of animal and grazing style

### **Waste Management**

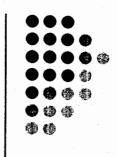
- Proper storage of manure and bedding
- Stalls & Animal Housing areas cleaned daily and throughout day as needed.
- Phase 1
  - Manure Removal Service
- Phase 2
  - Secure Composting & Waste Storage Facility

# **Community Benefits**

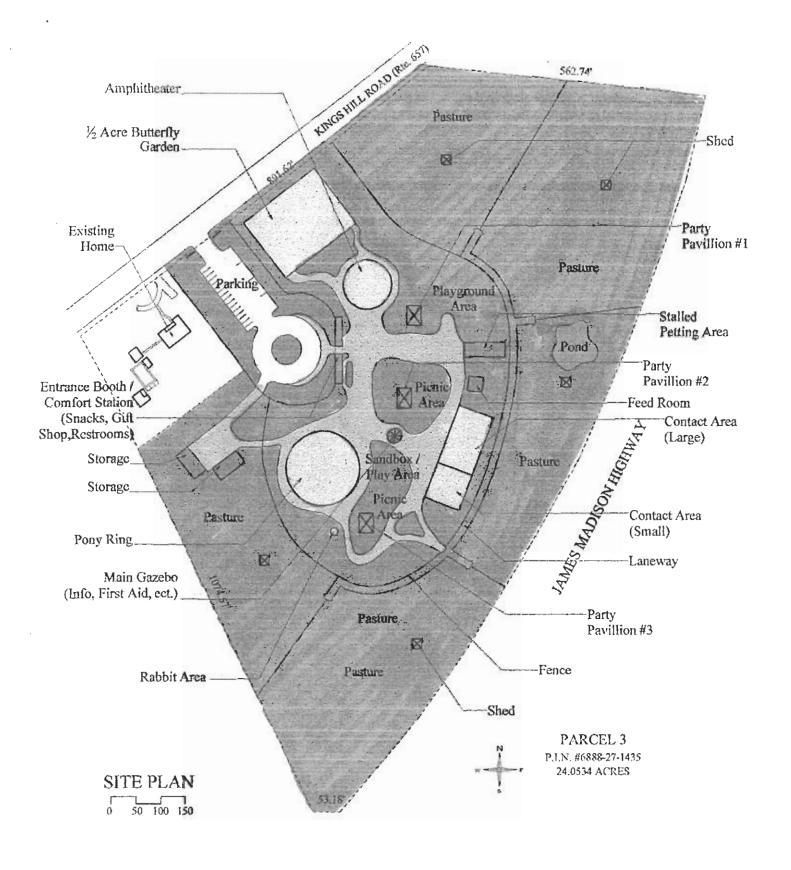


- Job Opportunities at Farm
- Local Venue for families & children
- Increased revenues for County
- Preservation and promotion of agriculture and farm-oriented activities
- Educational field trip activities for county children

## **Next Steps**



- Secure County Authorization for operating the farm
- Proposed launching of Phase 1 operations Spring, 2005



### ANIMAL FARM



### Text Amendment Proposed by Applicant

### 3-318 Agriculture (Category 18)

			110			4								10			<del>-</del>	
1. Crop/livestock farm		P	P	Р	P	Р								P	P		P	P
2. Horse farm		P	P	P	P	P								P	P		P	<u>P</u>
3. Dairy farm		SP	P	SP		-								1			SP	SP
4. Cattle feed lot greater than 300		SP	P	SP	<u> </u>	<u> </u>											SP	SP
head			•														-	<b>51</b>
5. Swine farm greater than 20 sows		SP	P	SP													SP	SP
6. Truck farm		P	P	P	P	P								P	P		P	P
7. Poultry farm (over 1000 birds)		SP	P	SP													SP	SP
8. Orchard/vineyard		P	P	P	SP	SP											SP	SP
9. Plant nursery/greenhouse (less	*. *																	
than 10,000 sq. ft) wholesale		P	P	P	P	P								P			Ρ	P
only																		
10. Greenhouse (more than 10,000																		
sq. ft.) wholesale only	X	SP	P	SP						· .				P			P	P
11. Plant nursery/greenhouse retail	X	SP	SP	SP	SP	SP								P			P	P
sales																<u> </u>		
12. Forestry		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13. Distillation of industrial alcohol															1			
(ethanol)																0		
in conjunction with a farming		SP	SP	SP	SP	SP											SP	SP
operation	· .		ļ		ļ		<u> </u>		_			<u> </u>		ļ	ļ	_		
14. Land application of Class B			A															
Biosolids					-						ļ			· · · · · ·	ļ	ļ		-
15. Class B biosolids storage			SE															SE
facility	<u> </u>		OF.		├-						<u> </u>		ļ	-			_	GE.
16. Aquiculture	37	O.E.	SE	CE	-	├	<u> </u>			ļ	<del> </del>	_			<u> </u>	<u> </u>	_	SE
17. Winery with Special Events,	X	SE	SE	SE	1	Ι.												
Major	X	SP	SP	SP	┼	-		-	<u> </u>	-	├		-	<u> </u>		H	-	
18. Winery with Special Events, Minor	Λ	SP	SP	SP														
19. Aviary, Commercial		SP	SP	SP	┢	<del> </del>	┢		-	_	<u> </u>		<del></del>		ļ			
20. Lumber Yard with incidental		51	131	31	╁	<u> </u>	-		_		<u> </u>		<b></b>	<u> </u>		├		
retail sales		·																
less than 5,000 square feet in	$\mathbf{x}$													P			Р	
size														1			-	
21. Farmer's Market	X		SP		T	1				<b></b>	<u> </u>						<b> </b>	
22. Community Farmer's Market	X		SP						-									
23. Petting Zoo	X		SP	<b></b>		<b>L</b>	·		·	·			<b></b>			L	ı	

#### 5-1814 Additional Standards for Petting Zoos in the R-A District

- 1. The minimum lot size shall be 20 acres.
- 2. All structures, including holding and display areas, shall be located a minimum of 100 feet from any property line.
- 3. Parking areas shall be located 50 feet from adjoining Rural or Residential Districts and shall be screened from adjoining properties.
- 4. Petting zoos shall not be open to the public before 9:00 a.m. or after sunset.
- 5. Any retail sales shall be accessory and incidental to the permitted activity. Retail structures shall not exceed a total of 600 square feet in area.
- 6. All such uses shall be subject to and operated in compliance with all other applicable Federal and State regulations.
- 7. Petting zoos shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
- 8. The property is limited to one dwelling unit for the owner or caretaker which shall only be allowed if a residence could otherwise lawfully be constructed on the property.
- 9. The property shall be managed according to a controlled grazing plan adequate to maintain grasses and legumes for grazing and to minimize erosion. Such plan must accompany any application for a Special Use Permit. Thereafter, the current plan shall be made available to the Zoning Administrator upon request.
- 10. Outdoor amplified music and sound is prohibited.
- 11. Special Events are subject to Fauquier County Zoning Ordinance Section 3-309(16).

#### 15-300 Definitions

**PETTING ZOO:** A petting zoo is, and shall be limited to, the commercial show and display of domesticated animals commonly found on American farms or as household pets as well as the show and display of insects.